



**AGRICULTURAL LANDS PRESERVATION COMMISSION (ALPC)  
MINUTES OF THE NOVEMBER 21, 2013 MEETING**

**DRAFT**

**COMMISSION MEMBERS PRESENT:** Kevin Nelson, Martha Neale, Everett Stuart, Dave Wallace, Will Wright and Michelle Sheehan for Ken Ayars.

**COMMISSION MEMBERS ABSENT:** George Mason.

**GUESTS:** Betty Cesario, Michael Clifford, Clayton Wright

The meeting was called to order at 5:50 pm at USDA, 60 Quaker Lane, Warwick, RI by Kevin Nelson, Vice Chair. Michelle Sheehan has authorization from Director Coit to vote for Ken Ayars in his absence.

On a motion by Martha Neale and a second by Will Wright, the Commission voted unanimously to accept the minutes of the July 18, 2013 meeting.

Michelle Sheehan gave an update on the ALPC budget. The current balance is \$320,000 including the 2013 bond apportionment (\$1.5 million) and project and overhead commitments. Another \$1.5 million apportionment is due July 1, 2014. Current project commitments are \$300,000 to Payne, Block Island, \$180,000 to Sunset Orchard in Scituate, \$150,000 to Rippin in N. Kingstown, \$255,000 to Bettencourt in Tiverton, and \$200,000 to Whaley Farm in South Kingstown. Current overhead commitments (appraisals and survey) total \$95,000.

Michelle Sheehan gave an **update on farms in negotiations:**

Payne, Block Island – the deed is still under review by NRCS. It was originally submitted to NRCS on April 19<sup>th</sup>, 2013 and is well overdue. The RI Delegation has sent a letter to USDA Secretary Vilsack to express concern over FRPP deed review delays.

Lial, Tiverton - A total of 5.75 acres will be kept out of the project. The purchase price will remain \$385,000. The Purchase & Sale contract will go to the State Properties Committee in December.

Bailey, East Greenwich – the family would like to move forward on the land on the East side of Route 2 but are still undecided about the land on the West side of Route 2. The Commission requested that a new application for just the east side be submitted for re-scoring.

Bettencourt, Tiverton – Ms. Bettencourt is working with the NRCS on a manure management plan that will involve construction of a heavy use area and manure storage structure. Plans were distributed to members. Ms. Bettencourt will come before the Commission for formal approval once the plans are finalized and the Development Rights have closed.

Sunset Orchard, Scituate – closing anticipated by year end

Andrews Farm, Exeter – The development rights were appraised at \$265,000. The owner would like to keep out the existing house with 2 acres to be subdivided off the property. In addition, he would like to keep out a acre building envelope to be part of the farm parcel. On a motion by David Wallace and a second by Will Wright, the Commission voted unanimously to approve a committment of \$249,000 with a total of 3 acres excluded.

Schartner, Exeter and N. Kingstown – the appraisal came in at \$3,555,000. Staff have informed Mr. Schartner that there are not sufficient funds to move forward on the project.

### **Scoring**

Cesario Farm in N. Smithfield was scored by the Commission and achieved an average score of 37.4.

Cotta Farm, Jepson Road in Portsmouth was scored by the Commission and achieved an average score of 46.5.

Cotta Farm, Middle Road in Portsmouth was scored by the Commission and achieved an average score of 47.8.

Borrelli Tree Farm in Johnston was scored by the Commission and achieved an average score of 36.2.

As the minimum score for acceptance into the program is 35, On a motion by David Wallace and a second by Will Wright, the Commission voted unanimously to accept Cesario Farm, Cotta Farm Jepson Road, Cotta Farm Middle Road, and Borrelli Tree Farm into the program and to authorize appraisals.

### **ALPC Easement Monitoring**

FRPP requires annual monitoring and ALPC rules require monitoring at least every three years. We are out of compliance. Staff are exploring funding mechanisms to create outstanding Baseline Documentation Reports and a monitoring program.

### **ALPC Membership**

There are currently 2 vacancies, 2 expired terms (Will Wright and Everett Stuart), and 1 term (Dave Wallace) that will expire 1/1/14. Ken Ayars met with Janet Coit to express the need to reappoint existing members and appoint new members. Michelle Sheehan will contact new members who have expressed interest in joining the Commission to confirm their interest and report to Ken Ayars.

Dave Wallace made a motion, seconded by Will Wright, to adjourn the meeting at 7:22 pm. The motion passed unanimously.

Respectfully Submitted,

Michelle Sheehan,  
Division of Planning and Development  
RIDEM